

00- 0 -1444

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-72
8-15-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **680-682-684 Greenwood Avenue, N.E.**, be changed from the **I-1 (Light Industrial)** District, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **17** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-0072

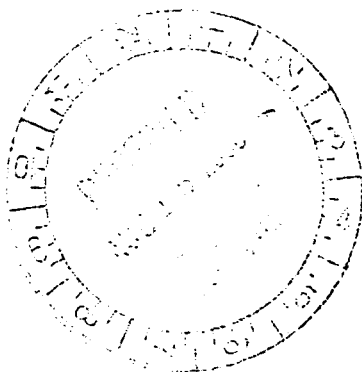


EXHIBIT "A"

(A legal description of the entire tract of land owned by the Landlord is to be attached)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 17 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the East right-of-way of Ponce De Leon Place and the North right-of-way of Greenwood Avenue; thence heading West along the North right-of-way of Greenwood Avenue a distance of 369.8 feet to a 1/2 inch rebar set on the North right-of-way of Greenwood Avenue; and the TRUE POINT OF BEGINNING, thence North 89 degrees 52 minutes 24 seconds West along the North right-of-way of Greenwood Avenue, a distance of 92.37 feet to a 1 inch open top pipe found on the North right-of-way of Greenwood Avenue; thence North 10 degrees 35 minutes 21 seconds West a distance of 220.05 feet to a 1/2 inch rebar set; thence North 89 degrees 55 minutes 05 seconds East a distance of 182.20 feet to a 1/2 inch rebar set; thence South 00 degrees 00 minutes 05 seconds West a distance of 3.00 feet to a 1/2 inch rebar set; thence North 89 degrees 55 minutes 05 seconds East a distance of 19.60 feet to a 1/2 inch rebar set; thence South 01 degrees 14 minutes 50 seconds West a distance of 131.30 feet to a 1/2 inch rebar set; thence South 89 degrees 54 minutes 58 seconds West a distance of 65.20 feet to a nail found; thence South 00 degrees 38 minutes 59 seconds West a distance of 82.44 feet to a 1/2 inch rebar set on the North right-of-way of Greenwood Avenue; and the TRUE POINT OF BEGINNING, said tract containing 0.7675 acres of land in accordance with plat by Pearson & Associates Inc. for Hank and Susan Bauer dated August 11, 1985, and for Poloni and Chambers revised September 24, 1987, said revised Plat recorded in Plat Book 154, Page 144, Fulton County Records, with two one-story concrete block warehouse type buildings and one two-story metal clad building located thereon, said property being a portion of a larger tract formerly known as No. 686-A Greenwood Avenue until changed by the present system of numbering in the City of Atlanta to 680, 682 and 684 Greenwood Avenue, N.E.